



60 The Spinney
Gilmerton, EH17 7LE

deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway & Single Garage
- EPC Rating – C



Quietly tucked away and forming part of an established residential development, this lovely and well-presented semi-detached villa which is in move-in condition is situated within the popular location of Gilmerton. A variety of amenities can be found on the doorstep including a Morrison's supermarket along with the local primary school. Further specialised shopping can be found at Cameron Toll Shopping Centre a short drive from the property. Good public transport services pass close by and travel to the City Centre with the City Bypass easily accessible giving access to the North and South. The accommodation which would make an ideal family home comprises; welcoming entrance hallway, light and airy sitting/dining room with large picture window providing an abundance of natural light with patio doors to the rear, modern well laid out fitted kitchen, three delightful, good-sized bedrooms/one with built-in mirrored wardrobes and stylish bathroom with separate shower enclosure. There are well maintained private gardens to the front with the rear garden being fully enclosed. Further benefits include single lock-up garage located at the front of the property, driveway, gas central heating and double glazing. Included in the sale are the: fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer, washing/dryer and dishwasher. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.



60 The Spinney,
Edinburgh,
Midlothian, EH17 7LE

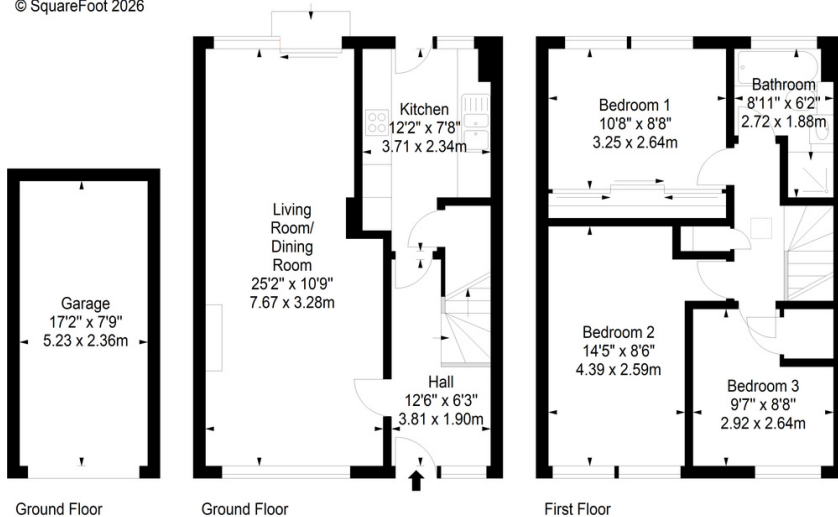


Approx. Gross Internal Area
872 Sq Ft - 81.01 Sq M

Garage
Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M

For identification only. Not to scale.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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